

MACPHEE & Partners

Mill Cottage

Bunessan

Isle of Mull

PA67 6DG

GUIDE PRICE: £215,000



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Quietly situated on the outskirts of Bunessan village on The Isle of Mull, Mill Cottage forms an attractive detached property comprising a spacious traditional stone dwellinghouse and a self-contained apartment with private entrance. Both neutrally decorated and in very good order throughout, the sale offers an ideal opportunity to acquire a generous family home and letting cottage. The current owner lives in the smaller of the properties and lets the main house as a successful holiday rental.

The properties both benefit from double glazing, while the larger of the two offers oil fired central heating with the addition of a multi-fuel stove. The apartment features a multi-fuel stove in the living area which heats the water and two radiators.

Bunessan is the largest village on the Ross of Mull and lies approximately 29 miles south of Craignure. Facilities include a well-stocked grocer's shop (including Post Office services), gift shop, hotel, primary school, church, doctor's surgery and police station. Mull itself is the most accessible of all the Inner Hebridean Islands, only a two hour drive north-west of Glasgow and a 45 minute sailing from Oban with regular daily sailings also from Fishnish to Lochaline and Tobermory to Kilchoan. A popular tourist destination, the island is wonderfully diverse, with towering sea cliffs, white sandy beaches and a large mountain range with the peak of Ben More rising to over 3,000 feet. The island is also considered to be one of best locations in Britain for wildlife spotting, with frequent sightings of dolphins, otters, eagles and red deer.



- Desirable Detached Property
- Convenient Village Location
- In Very Good Order
- Lounge with Multi-Fuel Stove
- Kitchen/Dining Room
- 3 Double Bedrooms
- Bathroom & Cloakroom
- Oil Fired Central Heating
- Double Glazing
- Spacious Garden
- Parking
- EPC Rating: E 40
- Holiday Apartment
 - Open-Plan Living Area
 - Double Bedroom
 - Bathroom



Accommodation

Main House

With glazed, UPVC door to entrance porch.

Entrance porch 1.9 x 1.5 (about 6'3 x 5'0)

With window to side. Door to cloakroom and French doors to hallway. Tiled flooring.

Cloakroom 1.5 x 0.8 (about 5'0 x 2'6)

With frosted window to side. Fitted with white WC and wash hand basin. Tiled flooring.

Hallway 2.4 x 2.1 (about 7'9 x 6'9)

L-shaped, with doors to bedroom, bathroom and lounge. Built-in understair cupboard.

Bedroom 4.3 x 3.0 (about 14'0 x 9'9)

With window to front. Alcove.

Bathroom 2.4 x 2.0 (about 7'9 x 6'6)

With single glazed, frosted window to rear. Fitted with modern white suite of WC, wash hand basin and bath with mains shower over. Wet-walled splash back.

Lounge 4.3 x 3.6 (about 14'0 x 11'9)

With window to front and stairs to upper level. With Aarrow multi-fuel stove with stone surround and wooden overmantle. Two steps and door to kitchen/ diner.

Kitchen/Diner 7.3 x 3.5 (about 24'0 x 11'6)

With triple and double windows to rear. Fitted with wood trim kitchen units, offset with wood effect work surfaces and breakfast bar. Integral AEG double oven. Electrolux gas hob with extractor hood over. Stainless stew one-and-a-half bowl sink unit. Tiled splash back. Plumbing for dishwasher and washing machine. Glazed, UPVC door to front.

Upper Level

Landing

With Velux window to rear. Built-in cupboards. Doors to bedrooms.

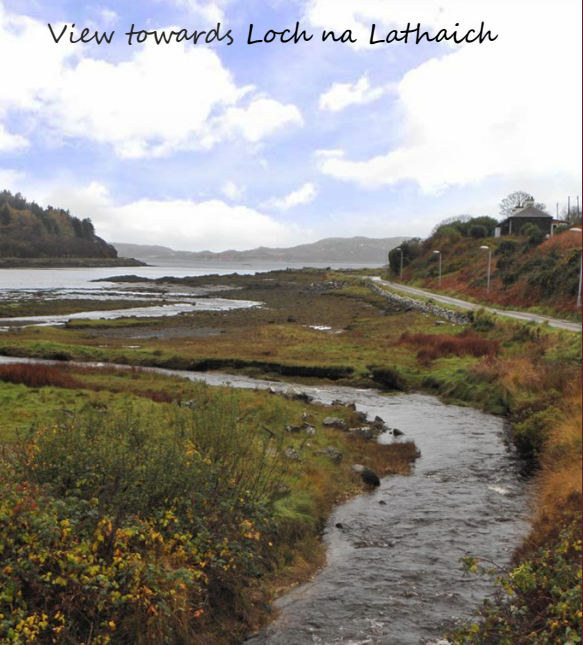
Bedroom 4.0 x 4.0 (about 13'0 x 13'0)

L-shaped, with double window to rear and single glazed 4-pane window to side. Built-in wardrobes.

Bedroom 4.0 x 3.0 (about 13'0 x 9'9)

L-shaped, with double window to rear and single glazed 4-pane window to side.

Details of the Self-Contained Apartment on the rear page...



View towards Loch na Lathaich



Garden

The property enjoys spacious garden grounds, laid in the main to lawn and offset with mature trees, shrubs and a raised bedding area. A gated private driveway leads to the front of the property, providing ample parking, whilst a patio area also features. Two garden sheds.

Please note, there is a right of access on the driveway for emergency vehicles to access the Ross of Mull Historical Centre next door.

SELF CONTAINED APARTMENT

A modern-built, semi-detached apartment enjoying views across Bunessan Bay and benefiting from double glazing and a solid fuel heating system. The current owner lives in the smaller self-contained apartment and lets the main house as a holiday home.

Entrance Vestibule 1.8 x 1.2 (about 5'9 x 3'9)

With glazed, UPVC front door. Doors to living area and bedroom.

Living Area 6.1 x 3.0 (about 20'0 x 9'9)

With picture window to side, double window to front and window to rear. Fitted with wooden trim kitchen units, offset with marble effect work surfaces. Stainless steel sink unit. Tiled splash back. Aarrow multi-fuel stove set on slate hearth.

Bedroom 4.4 x 3.5 (about 14'3 x 11'6)

With triple window to front. Built-in wardrobes. Door to bathroom.

Bathroom 3.5 x 1.5 (about 11'6 x 5'0)

With frosted window to rear. Fitted with cream coloured suite of WC, wash hand basin and bath with shower attachment over. Tiled splash back. Plumbing for washing machine.

The website is included in the sale:

www.millcottage-mull.co.uk

Travel Directions

From the ferry terminal at Craignure, turn left on to the A849, heading towards Iona Ferry, and follow the road through Glen More, Pennyghael and on to Bunessan (approx 31 miles). After passing Bunessan School on the right hand side the road bears to the right and down the hill. Turn right at the foot of the hill across the stone bridge and Mill Cottage is on the right.



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